

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
AUGUST 13, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, August 13, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Kathleen Sullivan, Chair; Justin Outling; Ellen Sheridan; Kimberly Moore-Dudley; and Steve Allen. Staff present included Cheryl Lilly, Barbara Harris, Elizabeth Benton, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Chris Jones, Don Foster, Rich Stovall, and Roddy Covington. Also present was Mike Williams, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

(1) APPROVAL OF MINUTES FROM NOVEMBER 13, 2012 MEETING:

Counsel Williams noted that Ms. Moore-Dudley and Mr. Outling were not present at the November 13, 2012 meeting and therefore, cannot vote on the approval of minutes.

Ms. Sheridan moved approval of the November 13, 2012 meeting minutes, seconded by Chair Sullivan. The Commission voted 2-0-2 in favor of the motion. (Ayes: Sullivan, Sheridan. Nays: None. Abstain: Outling, Moore-Dudley.)

(2) APPROVAL OF MINUTES FROM APRIL 9, 2013 MEETING:

Mr. Outling moved approval of the April 9, 2013 meeting minutes, seconded by Ms. Sheridan. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling. Nays: None.)

(3) APPROVAL OF MINUTES FROM JUNE 11, 2013 MEETING:

Ms. Moore-Dudley moved approval of the June 11, 2013 meeting minutes, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling. Nays: None.)

(4) APPROVAL OF MINUTES FROM JULY 9, 2013 MEETING:

Counsel Williams noted that Ms. Moore-Dudley and Chair Sullivan were not present at the July 9, 2013 meeting and therefore, cannot vote on the approval of minutes.

Mr. Outling moved approval of the July 9, 2013 meeting minutes, seconded by Ms. Sheridan. The Commission voted 2-0-2 in favor of the motion. (Ayes: Outling, Sheridan. Nays: None. Abstain: Sullivan, Moore-Dudley.)

(5) REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Ms. Benton referred to the agenda, as distributed, and stated that item (1) under Continued Cases, 1116 Caldwell Street, and item (3) under New Cases, 2413 Yanceyville Street, have been repaired. In addition, case (18) under Continued Cases, 2224 West Florida Street, has been demolished by the owner. She requested that these items be removed from the agenda.

Ms. Benton advised the Commission of an address change for item (10) under Continued Cases. The correct address for this property is 1604 and 1604-A Lees Chapel Road instead of 1604 (A&B) Lees Chapel Road.

The Commission voted by acclamation to approve these changes to the agenda.

(6) SWEARING IN OF CITY STAFF TO TESTIFY:

City staff was sworn as to their testimony in the following matters.

(7) SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

Property owners and citizens were sworn as to their testimony in the following matters.

CONTINUED CASES:

- (8) 1116 Caldwell Street (TMN 32-12-9)** Stephen Agapion, Alice Agapion, Owners -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from March 8, 2013; April 9, 2013; and July 10, 2013 Minimum Housing meetings. **(REPAIRED)**
- (9) 1203 Sixteenth Street (TMN 252-143-2)** First Troy SPE INC, Owner. In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Roy McDougal. Continued from May 14, 2013 Minimum Housing meeting. **(INSPECTOR UPHELD)**

There was no one present to speak on this case.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 9, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include power not on at time of inspection; heating system not working; water service not on at time of inspection; all surfaces throughout the unit were unclean/unsanitary; walls in unit need painting; second bedroom door requires lock set; window pane broken out in first bedroom; front and rear exterior fascia have chipped and peeling paint; fascia boards on exterior side of house have chipped and peeling paint; gutters need to be cleaned; front porch roof exterior support poles have chipped and peeling paint; exterior window panes and frames have chipped and peeling paint; commode in front bathroom is loose and unstable; front bathroom bathtub is missing turn valve on fixture; rear bathroom commode tank top missing; and back exterior deck floor handrails, guardrails and steps need weather coating.

Inspector Sheffield stated that no permits have been pulled for this property. Inspector McDougal indicated that minor cosmetic work has been done.

Ms. Benton informed members that the bank communicated they could not send a representative to speak at the meeting; however, they plan to complete all repairs. Members noted that the remaining repairs seem to be minor.

Ms. Sheridan moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1203 Sixteenth Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the

health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- (10) 1604 & 1604-A Lees Chapel Road (TMN 420-5-16)** Jeffrey Jackson, Owner. In the Matter of Order to Repair, Alter or Improve the Structures. Inspector McDougal. Continued from April 9, 2013 meeting.
(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)

Inspector Foster explained that there are two structures on the property, 1604 and 1604-A. The 1604 structure has been corrected, inspected, and cleared.

Jeff Jackson, 542 Neal Road, Madison, North Carolina, stated that he plans to have repairs completed in one week. The septic tank issue has been resolved and he plans to convert the structure back into a rental property.

Ms. Moore-Dudley moved to continue the case until the September 10, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling. Nays: None.)

- (11) 8 Lancer Court (TMN 399-2-81)** Citi Investment Group, Owner. In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from the April 9, 2013 meeting.
(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)

Derrick McDowell, 2618 Battleground Avenue, is owner of the property. He stated that repairs are on course and should be completed within 30 days. He gave an overview of repairs that have already been made.

Ms. Moore-Dudley moved to continue the case until the September 10, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling. Nays: None.)

- (12) 1511 Randolph Avenue (TMN 76-1-14)** Ramon Vasquez a/k/a/ Ramon Vasques, Maria Antonia Garcia Salazar, Owners. In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from the February 12, 2013; April 9, 2013; and June 11, 2013 meetings.
(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)

Ramon Vasquez, 1801 Larkin Street, stated that he plans to make this property his residence. He said that he is working everyday for money to make the repairs. He is unsure when the repairs will be completed.

Inspector Sheffield reported that a plumbing permit was taken out on April 29, 2013 and the rough has been approved. There are no electrical or mechanical permits but there is a building permit for the property.

Irene Agapion, 625 South Elm Street, translated for the owner and said that Mr. Vasquez is securing funds to hire electrical and mechanical contractors. He asked for 90 days to finish gathering funds for the project.

Inspector Foster clarified circumstances surrounding Mr. Vasquez's absence at the last meeting.

Mr. Outling moved to continue the case until September 10, 2013 to allow the owner to return with a plan for repair and a timeline for completion. There was no second and the motion failed.

Ms. Moore-Dudley moved to continue the case until the October 8, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 3-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley. Nays: Outling.)

(13) 3213 Morley Road (TMN 295-2-3) Betty B. Avers, Owner. In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. Continued from the May 14, 2013 and June 11, 2013 meetings. **(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Betty Avers, 3213 Morley Road, informed members that the contractor in charge of repairs suffered a heart attack on July 22, 2013. He hopes to be able to be released for supervisory work next week. She reviewed repairs that the contractor will address when he returns to the site. She stated that the appliances are back in the kitchen. The bathroom floor has been replaced and there is a new commode. She hoped repairs could be done within 30 days.

Inspector McDougal commented that little progress has been made since the last meeting. The owner has acquired an outside shed to store the hoard that is inside the house. Staff offered to connect Ms. Avers with a contact from the County who can help her address the clutter inside her home.

Mr. Outling moved to continue the case until the October 8, 2013 meeting. Following discussion, Mr. Outling withdrew his motion.

Ms. Moore-Dudley moved to continue the case until the September 10, 2013 meeting, seconded by Mr. Outling. The Commission voted 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling. Nays: Outling.)

(14) 3311 Beck Street (TMN 197-1-69) ~~Clifton L. Ray, Sr. and Annie M. Ray~~, West View Acquisitions, Owner -- In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. Continued from the May 14, 2013; June 11, 2013; and July 10, 2013 Housing Commission meetings. **(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Matthew Thomas, 1306 King George Drive, stated that the only work left to do at this property is to replace a special cut of glass and attach the bathroom sink. He expects to complete the work tomorrow.

Mr. Outling moved to continue the case until the September 10, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

(15) 3102 A through N Summit Avenue (TMN 294-1-14) Basil Agapion and Sophia Agapion, Owners – In the Matter of Order to Repair, Alter or Improve the Structure. Continued from June 11, 2013 and July 10, 2013 Housing Commission meeting. Inspector McDougal. **(CONTINUED UNTIL NOVEMBER 12, 2013 MEETING)**

Irene Agapion, 625 South Elm Street, stated that all exterior violations have been completed. Unit A has been inspected and finalized. Units B and D are finished and scheduled to be inspected tomorrow. Unit C is outstanding and should be completed by this Friday. She plans to move forward with the next block of units, E through H, and asked for 30 days to make repairs. She said that conversations are moving forward with the interested investor, as mentioned at the last meeting. They plan to complete the repairs before any potential sale would occur. To avoid issues of theft, Ms. Agapion indicated that first floor windows are being boarded up as the units are completed. She stated that repairs are on schedule for total completion in November, 2013.

Ms. Moore-Dudley moved to continue the case until the November 12, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

Beth McKee-Huger, 408 Woodlawn Avenue, inquired about the status of renting units before the whole building has been completed. Inspector Sheffield stated that legally, once the unit has a Certificate of Occupancy, the unit can be leased. Each unit is an individual unit and by law has its own Certificate of Occupancy. Ms. McKee-Huger commented that the property has deteriorated and has had severe problems for many years. She hoped that repairs were being made in a quality manner to all the apartments so that it can be a good place to live.

(16) 804 Dillard Street (TMN 35-1-22) Clarence Malloy and Sally Malloy, Owners. In the Matter to Repair, Alter or Improve the Structure. Inspector Covington. Continued from the June 11, 2013 meeting. (INSPECTOR UPHELD)

Inspector Foster stated that no contact has been received from the owner. He noted that there has been no change in the condition of the property.

Brian Higgins, 1007 Haywood Street, commented on the poor condition of the property. The owners have never been present and have never attempted to repair the property. He urged the Commission to uphold the Inspector in this matter.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include appliances not capable of performing the intended function; cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing smoke detector; inoperable smoke detector; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings, and/or walls; wall has peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; flooring is rotten and must be repaired; loose floor covering must be repaired or replaced; ceiling contains hole, loose material; doors need to be weathertight; every window shall open and close properly; windows missing glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; foundation walls have cracks or holes; roof drains, gutters and downspouts in disrepair; property was boarded by City on two occasions and damaged by fire.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 804 Dillard Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on

the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- (7) 807 Ross Avenue (TMN 50-5-4)** Harry Clemmons Moore, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from the June 11, 2013 and July 10, 2013 meetings. **(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Larry Dickerson, 5511 Chaparral Drive, realtor, was present to represent the owner of this property. He informed members that a contractor has been hired and work is in progress at the site. He asked for a continuance of 30 days to complete the repairs. The contractor has confirmed the estimate of 30 days for completion.

Mr. Covington commented that most of the violations are minor and it was reasonable that repairs could be completed in 30 days.

Ms. Sheridan moved to continue the case until the September 10, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: None.)

- (18) 2224 West Florida Street (TMN 154-2-34)** Blade Properties III LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jones. Continued from the June 11, 2013 meeting. **(DEMOLISHED)**

Mr. Allen joined the meeting at 2:50 p.m.

- (19) 1701 Ball Street (TMN 179-18)** RWLSII LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from May 14, 2013 meeting. **(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Letitia Summers, 1808 East Wendover Avenue, stated that the only repair left is installation of heating. Baseboard heating is required and she expects to have the installation done within the next 30 days. The screens have been installed on the back porch. She is waiting for funds to complete the project.

Inspector Sheffield informed the owner that if there is not an existing line for the baseboard heat, she will need an electrical permit. She has a permit for interior alterations.

Ms. Moore-Dudley moved to extend the case until the September 10, 2013 meeting. There was no second and the motion failed.

Inspector McDougal commented that the heating system installation is the only timely repair.

Ms. Moore-Dudley moved to continue the case until the September 10, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley, Allen. Nays: None.)

- (20) 1315 Gorrell Street (TMN 102-9-8)** Margaret Warren, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from May 14, 2013 meeting. **(INSPECTOR UPHELD)**

Leon Warren, 3223 Edenwood Drive, described issues of vandalism of the windows. He plans to install replacement windows at the very end of the process following the flooring installation. A water main ruptured since the last meeting and has been replaced. The windows have been taken out and new sills put

in, new fixtures are ready to be put in the kitchen, new front porch rails will be installed over the next ten days, and the plumbing rough has been done.

Ms. Moore-Dudley commented that progress appeared to be the same as in the video shown at the last meeting. She asked for details of the work completed since the last meeting. Mr. Warren said that the window frames on the inside have been reframed and a new water main has been put in.

Inspector Sheffield commented that his records indicate that a plumbing rough was not done at the property. Inspector Skip Greene was at the property for a consultation on May 21, 2013 but no actual inspection was made. Mr. Warren stated that he was told by his plumber that the plumbing was completed and an electrical permit had been pulled.

Ms. Moore-Dudley moved to uphold the Inspector. Following discussion, there was no second and the motion was declined.

Mr. Warren stated that a lot of money has been put into the property and there has been progress.

Mr. Outling reviewed the work that has occurred in the 90 days since the last meeting. Aside from the plumbing rough that the owner was erroneously told had been completed, the windows have been framed; rails installed; the electrical permit has been pulled; and a new water main was put in. The water main was an emergency issue that did not exist at the previous meeting.

Inspector Sheffield said that a permit had not been pulled for running the water line from the house to the meter and the licensed plumber should have known it was necessary. The water main installation was done without a permit or inspection and is considered illegal construction.

Mr. Outling stated that the property has been out of compliance for years and the owner has been given a number of continuances. More recently, a minimal amount of work has been performed in 90 days and some of the work that was performed was unpermitted according to the City.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes or breaks; exterior walls have loose or rotted material; there are cracked or missing electrical outlet covers; power was not on at time of inspection; lighting is missing and required in all hallways, bathrooms, kitchen, laundry room, stairs, boiler room, furnace room; clothes dryer exhaust must be vented directly to the exterior; heat/utilities were no on at time of inspection; heating system not capable of maintaining 68 degrees in habitable rooms, permit required; dwelling shall contain or is missing a bathtub, sink, toilet, kitchen sink; plumbing facilities must be maintained in a safe, sanitary, functional condition; water not on at time of inspection; unclean/unsanitary floors, ceilings, and/or walls; walls have peeling, chipping, or flaking paint that must be repaired, removed, or covered; walls have cracks, holes, or loose plaster, decayed wood, or other defective material; flooring has rotten wood that must be repaired; ceilings contain holes or loose material; guard rails are loose, damaged, or improperly maintained; doors need to be weathertight; bathroom door requires interior lock set; bedroom door requires interior lock set; screens are required on windows; bathroom requires mechanical ventilation if window not present; screens required on exterior doors; screens required on windows are missing; there are broken windows; cracked or missing electrical outlet covers; every window shall open and close as designed by manufacturer; windows need to be weathertight; missing smoke detectors; inoperable smoke detectors; and the windows not readily accessible in case of emergency.

Mr. Warren commented that he is on the verge of closing the walls up to be able to move forward in a short period of time. He reiterated that he was unaware there was a problem with the plumbing permit. He felt that things were moving forward and he asked for additional time to complete the repairs.

Chair Sullivan explained that an order to uphold the Inspector allows 90 days to comply and move forward.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1315 Gorrell Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

At the request of Mr. Warren, Counsel Williams explained the appeals process.

(21) 2117-2119 Redwood Drive (TMN 187-13-7) Theophilus A. Pinson and Barbara Pinson, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from May 14, 2013 meeting. **(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Jim Teal, 300 West Washington Street, is a City of Greensboro Rehabilitation Advisor. He advised members that the owner's loan request to repair the property was approved by the City's loan committee; however, certain requirements need to be met before the loan can be given. The owner is required to bring his portion of the rehabilitation cost to the project. The owner, Mr. Pinson, notified Mr. Teal that he would not be able to attend today's meeting.

Ms. Benton confirmed that the steps, as promised at the last meeting, have been completed.

Mr. Outling commented that since Mr. Pinson was not present, no statements were available to verify that he could meet the commitment to bring his portion of the funds to the project as well as when he expects to complete the project.

Mr. Teal stated that once Mr. Pinson brings his portion it will take an average of one month to finalize all contracts and close on the loan.

Ms. Moore-Dudley moved to continue the case until the September 10, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 3-2 in favor of the motion. (Ayes: Sheridan, Moore-Dudley, Allen. Nays: Sullivan, Outling.)

(22) 1108 Woodnell Street (TMN 212-5-7) Joan Mozelle Evans, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from June 11, 2013 meeting. **(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Joanna Edwards, 1800 Prince Albert Drive, explained that she is in process of taking her previous contractor to court. She has a new contractor who plans to have a new roof on the house within three weeks, followed by the kitchen repairs. She will continue repairs on a room-by-room basis. She asked for a

continuance until the October, 2013 meeting when she should have the interior completed as far as walls, sheetrock, and floors.

Inspector Sheffield stated that there are no permits for this property.

Inspector McDougal commented on the condition of the house and said that the roof is in need of complete repair, several rooms have fallen in due to a roof leak, and the exterior boxing needs repair around the house.

Members expressed their concern for the large amount of work remaining on this property.

Ms. Moore-Dudley moved to continue the case until the September 10, 2013, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of them motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

At the next meeting, Commissioners asked Ms. Edwards to provide a plan for moving forward to repair the violations in the shortest amount of time along with evidence of work that has been completed.

(23) 1000 West Florida Street (TMN 83-4-25) Alejandro Garcia Cahuich, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from May 14, 2013 meeting.
(INSPECTOR UPHELD)

Interpreting for the owner, Alex Garcia, 1000 Florida Street, was Irene Agapion, 625 South Elm Street. She indicated that the electrical and plumbing work had been completed. The owner requested three more months to bring the property into compliance.

Inspector Sheffield stated that there was no plumbing permit for this property and some of the violations would require a permit. The electrical has been finalized and the owner does have a building permit. The building permit was not posted and the Inspector turned it down on June 12, 2013. Permits must be on site for the Inspector per City policy. The owner was advised to contact the Inspector and provide access to the property.

Mr. Garcia stated that he hired a licensed plumber. Inspector Sheffield advised him that the plumber needs to pull a permit and have the work inspected. The plumber is required by law to pull a permit and get inspections. The owner cannot proceed to framing without completing the necessary inspections.

Mr. Garcia has spoken with the plumber who indicated the work can be finished within a week. He will have the plumber contact Inspector Sheffield.

Brian Higgins, 1007 Haywood Street, commented that progress to improve the house has been slow but it is positive. He expressed concern that language was a barrier to the owner's ability to communicate with the City. Mr. Higgins was in support of an extension for this property.

Chair Sullivan stated that staff is working with the City and the Fire Department to help facilitate better communication with property owners.

Ms. Sheridan moved to continue the case until September 10, 2013 for the owner to return with a plan toward completion, all trades signed off, and some framing completed, seconded by Mr. Allen. The Commission voted 2-3 against the motion. (Ayes: Sheridan, Allen. Nays: Sullivan, Moore-Dudley, Outling.)

Mr. Garcia said that he could have the entire house completed in three months.

Ms. Moore-Dudley asked the owner if there was a communication barrier with the City. He responded in the affirmative.

Members discussed concerns with this case that included difficulty gaining entry into the property and the issue of work being performed without proper permitting. Mr. Outling pointed out that timelines have consistently not been provided.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 3-2 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Outling. Nays: Sheridan, Allen.)

Chair Sullivan asked Ms. Palmaris to communicate to the owner that he has 90 days, until November 12, 2013, to complete the project or the property will be demolished.

Chair Sullivan stated that the property involved in this matter is located at 1000 West Florida Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(24) 700 North English Street (TMN 128-8-20) Irene Agapion Palmaris and George Palamaris, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from June 11, 2013 meeting. **(INSPECTOR UPHELD)**

Irene Agapion Palamaris, 625 South Elm Street, stated that she is not the owner of the property but she knows Mr. Lopez. The property is actually bank-owned. Joe Tomlinson, realtor, is helping Mr. Lopez to purchase the property from the bank. Mr. Lopez has been working on the property but is still waiting on the bank to approve his offer to purchase the property.

Mr. Outling noted that there is no timeline toward completion and the owner took a risk in repairing property he did not own.

Marino Lozez, 103 English Street, indicated that utilities are in his name and he is committed to finishing the work. He said that the violations can be repaired in 30 days. He confirmed that the bank, located in India, is aware the property is before the Minimum Housing Commission.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include need to repair light fixture at back door; need to repair light fixtures in bedrooms; unit needs electric receptacle in bathroom, must be GFI and must acquire permit to put in GFI receptacle; unit needs smoke detectors in bedrooms; bathroom commode top is busted; area under kitchen sink is unclean/unsanitary; interior surfaces are unclean/unsanitary; floor carpeted areas are unclean and unsanitary; floor area in bathroom is sinking; back enclosed porch floor is sinking; bathroom door needs locking doorknob; bedroom doors need locking doorknobs; windows need locks; windows need screens, no central air conditioning; bathroom tub area wall surround is coming apart; exterior window frames need painting or weather coated; vinyl covering for fascia and soffit boards are loose and falling; holes in foundation walls; back steps need handrail; window panes cracked and broken through out the unit; needs a foundation door; gutters need cleaning; exterior wood window pane frames have chipped and

peeling paint; hole in front porch roof support pole; front porch roof support pole has rotting wood; rear fascia boards need painting or protective coating; rear exterior vinyl wall covering pulling away from house; rear soffit boards have rotting wood; rails missing from exterior fence.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Outling, Moore-Dudley, Allen. Nays: Sheridan.)

Chair Sullivan stated that the property involved in this matter is located at 700 North English Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

- (25) **1012 Caldwell Street (TMN 32-8-1)** James Mack, Stanley Mack, and Dionne Mack, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from June 11, 2013 meeting. **(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)**

Dionne Mack, 18 Nathalie Avenue, Amityville, New York and Stanley Mack, 2255 Middleton Street, Orangeburg, South Carolina, reviewed the issue of ownership of the property and indicated that their attorney drew up a North Carolina Special Warranty Deed. Mr. Mack was at the property earlier today and found paperwork listing ownership to himself, James Mack, Dionne Mack, and Vernice Fuller. He does not know Vernice Fuller.

Mr. Mack stated that nothing has been done at the property because the family has been waiting to resolve the deed issue so funding can be obtained to make repairs. He has arranged for a service to maintain the yard.

Mr. Outling was in favor of a continuance as Mr. Mack has made substantial progress in resolving ownership issues as well as the fact there are still ownership questions.

Ms. Mack asked to receive some level of communication at her address in New York. She has been paying property taxes on the house.

Mr. Outling moved to continue the case until the October 8, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

Chair Sullivan asked the Mack family to return in October, 2013 with a timeline for repairs and a resolution to the ownership issue.

Chair Sullivan called for a 15-minute recess.

Counsel Williams referred back to item (23) for property located at **1000 West Florida Street** and asked that violations for this case be read into the record as they exist today. The video was shown again for this property.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 6, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include power not on at time of inspection; smoke detectors missing in bedrooms; utilities for heat not on at time of inspection; water not on at time of inspection; unclean/unsanitary floors, ceilings and/or walls; flooring is rotten and must be repaired; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; doors need to be weathertight; window locks not maintained or missing; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; flashing required around chimney; foundation wall has holes or cracks; guardrails are loose, damaged, or improperly maintained; steps are rotten or in disrepair; deck, porch and/or patio flooring rotten or disrepair; ceiling rotten and contains holes or is in disrepair.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Outling, Allen. Nays: Sheridan)

Chair Sullivan stated that the property involved in this matter is located at 1000 West Florida Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

Counsel Williams clarified that although the result was the same as previously heard, additional facts needed to be read into the record for item (23), 1000 West Florida Street.

NEW CASES:

(26) 1608 Tucker Street (TMN 180-1-20) Clarence Jolly, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)**

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 6, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include inoperable smoke detector; unclean and unsanitary floors, ceilings, and/or walls; loose floor covering must be repaired or replaced; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; foundation wall has holes or cracks; handrails are loose, damaged or improperly maintained; missing foundation vent; all exterior property and premises shall be maintained in a clean and sanitary condition; exposed wiring at light fixtures, missing light globes; doors need to be weathertight; bathroom must have a door and interior lock; bedrooms must have a door and interior lock; screens required on doors; screens on doors should be self-closing and latching; every window shall open and close as manufactured; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; unclean/unsanitary floors, ceilings and/or walls,

ceiling in laundry room area unfinished; heat-gas/electric not on at time of inspection and needs to be on and inspected before case can be completed; plumbing fixtures leak, bathroom area; plumbing fixture/toilet loose/not properly secured, loose toilet.

Inspector Covington pointed out that several of the violations read into the record have been cleared. He noted that upon his visit to the property on August 6, 2013 corrected violations included operable smoke detectors, operable bedroom locks on doors, and no leak in the kitchen ceiling. He stated that no permits were required for the remaining repairs.

Clarence Jolly, 3705 Holts Chapel Road, estimated that repairs should be completed within 60 days. He described incidents of vandalism and resulting replacements that had to be made. He has hired a contractor who is currently working on replacing the basement door.

Ms. Moore-Dudley moved to continue the case until the October 8, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

**(27) 2209 McConnell Road (TMN 203-2-5) Saint Augustine's University, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.
(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 7, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include power not on at time of inspection; missing smoke detectors; inoperable smoke detectors; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in safe, sanitary and functional condition; power not on at time of inspection; missing and inoperable smoke detectors; heat-gas/electric not on at time of inspection; interior-every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks/ roof drains, gutters and downspouts in disrepair; missing bath tub fixture.

Inspector Sheffield stated that no permits have been pulled for this property. A permit may be required for a foundation repair.

Brian Floyd, 1315 Oakwood Avenue, Raleigh, North Carolina, explained that this property was willed to Saint Augustine University. They are in process of securing documents necessary to move forward in addition to determining who has keys to the property to gain access. He plans to get a rough estimate of repairs and is committed to bringing the property into compliance.

Ms. Sheridan moved to continue the case until the September 10, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

Mr. Floyd was asked to return next month with a contractor's estimate of cost and timeline.

(28) 1611 Lansdown Avenue (TMN 211-9-5) Shawn Shaw, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 7, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include rotten flooring must be repaired, building permit required, bathroom in back bedroom; unclean and unsanitary floors, ceilings and/or walls in bedroom areas; exposed wiring at light fixture throughout structure; loose toilet in hall bathroom; smoke alarms required in each bedroom and common area; inoperable smoke detectors; electrical equipment needs to be properly installed and maintained; electrical equipment needs to be properly installed and maintained—check the outlets through the house as some work and some do not; ceiling in bedroom/den unclean, appears to have a leak; loose floor covering must be repaired or replaced in kitchen area; exterior wood surfaces need to be maintained by painting or other protective coating; property needs to be graded to prevent accumulation of standing water; loose bricks on front porch.

There was no one present to speak on this property.

Inspector Covington stated that the owner communicated that they have no means to pay the mortgage or make repairs on this property.

Mr. Outling expressed his inclination to uphold the Inspector based on there being no one present to speak and the owner's intent not to make repairs as per the Inspector's notes.

Mr. Outling moved to uphold the Inspector. There was no second and the motion failed.

Members noted that the property was not owned by the bank and the owner stated his intent not to make repairs.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1611 Lansdown Avenue in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(29) 3611 Busic Avenue (TMN 198-2-5) Clarence Scott and Lucille Scott, Owners. In the Matter of Order to Repair, Alter or Improve the Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 7, 2013 by Inspector Covington; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include electrical equipment needs to be properly installed and maintained; power not on at time of inspection; unsafe electrical wiring; missing smoke detectors; inoperable smoke detectors; heat-gas/electric not on at time of inspection; heating system not maintain 68 degrees in habitable rooms, bathrooms; water not on at time of inspection; unclean/unsanitary floors, ceilings and/or walls; doors need to be weathertight; every window shall open and close as manufactured; windows need to be weathertight; screens required on doors; screens required on windows; exterior wood surfaces need to be maintained by painting or other protective coating; foundation wall has cracks or holes; foundation wall has ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; all exterior property and premises shall be maintained in a clean/sanitary condition; needs premises identification; plumbing facilities must be maintained in a safe, sanitary and functional condition; cracked or missing electrical outlet cover, A & B unit throughout structure; cracked or missing electrical switch plate cover, A & B unit throughout structure; electrical panel loose or damaged, A & B unit; electrical equipment needs to be properly installed and maintained, all electrical panels; exposed wiring at outlet, A & B unit throughout structure; exposed wiring at light fixture, A & B unit throughout structure; power not on at time of inspection, A & B unit; unsafe electrical wiring, A & B unit throughout the structure; doors difficult to operate, A & B unit; heat-gas/electric not on at time of inspection, A & B unit; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink, A & B unit no kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition, A & B unit; water not on at time of inspection, A & B unit; dwelling shall be kept free from insect and rodent infestation, (spiders) A & B unit; unclean and unsanitary floors, ceilings and/or walls; wall has peeling, chipping or flaking paint that must be repaired, removed, or covered in A & B units; Wall has cracks, holes or loose plaster, decayed wood or other defective material that must be corrected in A & B unit; rotten flooring must be repaired in A & B unit; loose floor covering must be repaired or replaced in A & B unit; doors need to be weathertight in A & B unit; bathroom must have a door and interior lock in A & B unit; bedrooms must have a door and interior lock in A & B unit; screens required on doors in A & B unit; screens required on windows in A & B unit; screens on doors should be self-closing and latching in A & B unit; every window shall open and close as manufactured in A & B unit; windows need glazing in A & B unit; windows need to be weathertight in A & B unit; exterior wood surfaces need to be maintained by painting or other protective coating in A & B unit; exterior walls contain holes and/or breaks in A & B unit; exterior walls have loose or rotted material in A & B unit; foundation wall has holes or cracks; foundation wall has ventilation not maintained or missing; guardrail missing in back porch area; handrails required on one side of stair having more than four risers; needs premises identification in B unit; deck, porch and/or patio flooring rotten or in disrepair, back porch area in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition, limbs and brush removal necessary.

Inspector Sheffield stated that repairs exceed \$5,000 in each unit and therefore, permits are required. There are no permits at this time.

Lucille Scott, 1400 Larchmont Drive, informed members that she applied for a City loan on August 6, 2013 to repair units A & B of this property. Ms. Benton explained the process for a loan. Depending on the type of loan, it was felt a 30-60 day wait was likely until a decision was made. Ms. Scott stated that if the loan was approved, she could provide matching funds. If the loan is denied, she plans to make repairs month-by-month as her budget allows.

The property has been boarded up for four years. Ms. Scott's intention is to restore the property and keep it as a rental property. Her timeline is contingent upon loan approval.

Mr. Outling noted that the property has been out of compliance for nearly half a decade; there is no plan or timeline for making necessary repairs; and the owner's most recent actions to attempt to secure a loan are shortly before the Commission hearing and appear to be prompted solely by the Commission.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Sheridan, Outling, Moore-Dudley. Nays: Allen)

Chair Sullivan stated that the property involved in this matter is located at 3611 Busic Avenue in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(30) 2413 Yanceyville Street (TMN 252-103-2) Basil T. Agapion, Owner. In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. **(REPAIRED)**

(31) 3211 Builtwell Road (3-142-C-528-14) Heirs of Lurin P. Kinney, Owners. In the Matter of Order to Repair, Alter or Improve the Structure. Inspector McDougal. **(INSPECTOR UPHELD)**

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include no water service to unit; electrical receptacles on back enclosed porch missing cover plate; power not on at time of inspection; back storm door missing arm closure; missing smoke detector, smoke detectors required in all sleeping areas, in hallway outside sleeping area and on all levels; windows not readily accessible in case of emergency, screws are being used for locks on windows; no heating service; exterior water faucet missing turn valve; no water service at time of inspection; no water heater properly hooked up; plumbing facilities must be maintained in a safe, sanitary and functional condition; please be advised that there is an open well on the back enclosed porch-unsafe; unclean/unsanitary floors, ceilings and/or walls, surfaces in unit are unclean and unsanitary; holes in wall in second bedroom; living room ceiling has hole in it; ceiling in kitchen has peeling and chipping paint; enclosed back porch ceiling has falling plaster and peeling paint; bathroom door needs lock; bedroom doors need locks; need locks on windows in unit; unit has broken window panes; all windows are not weathertight; hole in exterior front porch wall; exterior foundation door is off the hinges and needs to be able to close and lock; storm window pane is broken at side window; exterior shed needs to be repaired or replaced; need to remove oxidation from the exterior of the unit; needs premises identification; front steps need to be repaired; first exterior shed-exterior wall covering has rotting and decaying wood; first exterior shed has holes in exterior wall; first exterior shed—exterior shed porch has rotting and decaying wood; first exterior shed has debris accumulated inside exterior shed; first exterior shed has exposed wiring at light fixtures and electrical switches; second exterior shed-exterior shed ceiling has fallen down; second exterior shed has holes in roof; second exterior shed has debris accumulated inside exterior shed; second exterior shed roof and ceiling has rotting and decaying material; third exterior shed-fascia and soffit boards have rotting wood; third exterior shed has holes in roof and ceiling; window has broken out window pane in rear of unit.

Inspector Sheffield said that there are no permits for this structure.

Tammy Pearson, 3402 North Road, Gibsonville, North Carolina, is an heir of the property.

Inspector McDougal commented that there was no water access for this property and the tenant has vacated the house.

Ms. Pearson indicated that her brother was living at the property and she believes it is his intent to repair the property. Her brother works out of town and has not given her any indication as to a timeline for repair. No repairs have been made in over a year.

Members noted that the violations have been outstanding for some time and there is no representation or explanation of a timeline for repairs.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Outling, Moore-Dudley, Allen. Nays: Sheridan)

Chair Sullivan stated that the property involved in this matter is located at 3211 Builtwell Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(32) 2001 Lutheran Street (TMN 99-2-14) Ismael Perez, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 6, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include power not on at time of inspection; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; unclean/unsanitary floors, ceilings and/or walls; ceiling contains holes, loose material and/or in disrepair; missing smoke detectors; inoperable smoke detector; doors need to be weathertight; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; windows shall open and close as manufactured; windows need glazing; windows need to be weathertight; heat-gas/electric not on at time of inspection; all exterior property and premises shall be maintained in a clean and sanitary condition; cracked or missing electrical outlet cover; cracked or missing switch plate cover; exposed wiring at outlet, check throughout structure; exposed wiring at light fixture; rotten flooring must be repaired throughout structure; bathroom must have a door and interior lock; locks not maintained or missing from window; deck, porch and/or patio flooring rotten or in disrepair, side porch; ceiling contains holes, rotten and/or in disrepair, side porch.

Inspector Sheffield stated that permits will be required but none have been taken out for this property.

Ismael Perez, 2851 West Simpson Road, Burlington, North Carolina, purchased the property one month ago. He was not aware violations existed when he purchased the property. He has funding to make repairs but requested additional time to do the work. He has cleared away debris and has removed some bushes. He agreed to have a timeline for completion of repairs if a continuance is granted.

Ms. Moore-Dudley moved to continue the case until the September 10, 2013 meeting, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

(33) 309 Spicewood Drive (TMN 411-5-14) Heirs of Leona Holt c/o Ernest Ray Holt Jr., Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. (INSPECTOR UPHELD)

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 12, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated the list of violations include missing electrical receptacle cover plate in dining area; electric switch missing cover plate in master bedroom; electrical receptacle are required in bathrooms, needed in hallway bathroom-must be GFIC installed by licensed electrician with permit from City; electrical receptacle missing cover plate in kitchen; lighting fixture required at interior stairway-attic steps; 4 electrical receptacles missing cover plates in master bedroom; side storm door arm closure is broken; front storm door missing arm closure; power not on at time of inspection; electrical receptacle loose from the wall in first bedroom; closet door missing in first bedroom; first bedroom door off hinges; water not on at time of inspection; first bedroom door missing door knob and lock; window in rear of unit has busted out window pane; second bedroom door needs a lock; fascia and soffit boards on side and rear have holes; fascia boards on side and rear of house have rotting wood; soffit boards on side and rear of house have rotting wood; front storm door has rotting material and missing door panel; large hole in hallway ceiling; outside shed has hole in front exterior wall; all accessory structures shall be maintained structurally sound and in good repair, (i.e. detached garages, fences, sheds).

There was no one present to speak on this property.

Inspector Sheffield indicated there were no permits for this property and a building permit would be required.

Inspector McDougal spoke with the son who said he would not be attending.

Mr. Outling noted that there was no speaker, no timeline, and the property has been out of compliance for over a year.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 309 Spicewood Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(34) 1830 Muncey Lane (TMN 217-3-18) Terry Reaves, Kimberly Reaves, James Enoch and Ida Enoch, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.
(INSPECTOR UPHELD)

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 13, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated the list of violations include cracked or missing electrical outlet cover; cracked or missing switch plate cover; exposed wiring at outlet; power not on at time of inspection; missing smoke detectors; heat, gas-electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; rotten flooring must be repaired; loose floor covering must be repaired or replaced; needs premises identification; all exterior property and premise shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12"; doors need to be weathertight; screens required on exterior doors; screens required on windows; every window shall open and close as manufactured; broken glass pane; windows need to be weathertight.

There was no one present to speak on this property.

Inspector Sheffield indicated there were no permits for this property and a building permit would be required.

Inspector Covington stated that Ms. Reaves did not indicate if she would attend the meeting but added that she refused to sign for the mail notifying her of this meeting.

Mr. Outling noted that there was no one present to speak on the property, no timeline, and the property has been out of compliance for over a year.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1830 Muncey Lane in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(35) 1313 Walnut Street (TMN 253-19-11-0027278) Mary B. Richards, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 12, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated the list of violations include missing smoke detectors; heating system not working, no water service, all surfaces in unit unclean/unsanitary; floor and floor carpeted areas unclean/unsanitary; debris accumulated inside unit; interior walls in unit need painting; back door window pane glass broken out; front and back porch guardrails need weather coating; front and back porch handrails need weather coating; rear gutter needs to be cleaned out; vines and bushes are over growing onto the house; metal front porch roof support poles need weather coating.

There was no one present to speak on this property.

Inspector McDougal indicated that the owner's sister called to inform him that the owner is in a nursing home and there is no intent to correct the violations.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1313 Walnut Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

(36) 1114 Lombardy Street (TMN 195-11-13) Irene Palmaris and George Palmaris, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal.
(CONTINUED UNTIL OCTOBER 8, 2013 MEETING)

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 13, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated the list of violations include electrical receptacle missing cover plate in living room; electrical switch in master bedroom missing cover plate; light fixtures in hallway and in master bedroom closet are in disrepair, hanging loose; exposed wires where exterior and air condition was removed; smoke detectors are required in bedrooms and hallways; need filter for return vent; need turn valve for exterior water faucet, commode in master bathroom is loose and unstable; dog feces inside unit; carpet area inside unit is unclean and unsanitary; surfaces inside unit are unclean and unsanitary; hole in wall in master bathroom; holes in wall inside unit; kitchen floor covering is loose and coming apart, hole in floor at side door interior foot threshold; oven door missing from stove; there are windows that are busted out in unit; window pane is badly cracked in living room; accumulated debris inside unit; walls have peeling, chipping, or flaking paint that must be repaired, removed, or covered; clothes dryer exhaust must be vented directly to the exterior; front porch and steps wood areas need to be weather coated, side porch and steps wood areas need to be weather coated; water heater relief valve needs to be piped down; part of front porch guardrail is missing; side porch handrail is loose and falling down; must remove debris under house and loose insulation must be put back under house.

Inspector Sheffield stated that there are no permits for this property. The owner will need a building, mechanical, and electrical permit to complete the required work.

Roger Bennett, 7031 Albert Pick Road, was present to represent Green Tree Servicing on this foreclosure. They acquired the property in June, 2013 and he asked for a continuance of 60 days to get bids and return to revisit the plan and timeline. They plan to complete repairs on the property so that it can be sold. The exterior has been cleaned and the grass has been mowed.

Members noted that progress has been made since this property was acquired.

Mr. Outling moved to continue the case until the October 8, 2013 meeting, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.) Ms. Moore Dudley stepped away from the dais before the vote was taken. Therefore, her vote was counted in the affirmative.

**(37) 1804 Longfellow Street (TMN 29-3-2) Heirs of Edgar Walls, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.
(CONTINUED UNTIL SEPTEMBER 10, 2013 MEETING)**

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 12, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated the list of violations include exposed wiring at two electrical switches in kitchen; exposed wiring in living room; power not on at time of inspection; exposed wiring at old breaker box in kitchen; exposed wiring at thermostat in den; exposed wiring at electrical baseboard heating in den area; light fixture required for access of attic steps; exposed wiring at thermostat in first bedroom; electrical receptacle required in hallway, bathroom – must be GFCI; electrical receptacles required in half bathroom off hallway, must be GFCI; doors are difficult to operate, second bedroom door needs catch plate; missing smoke detectors in bedrooms and all levels; need filter for return vent; no heat service; no kitchen sink installed; no water service; bathtub in hallway bathroom is not properly hooked up to water and sewer system; water heater is not properly hooded up and maintained; commode is not hooded up to water and sewer in hallway bathroom; commode not hooked up to water and sewer in ½ bathroom in hallway; all surfaces in unit are unclean and unsanitary; wallboard is missing from kitchen wall; floor covering is missing in living room; hole in living room ceiling-old space heater vent; floors and floor carpeted areas unclean and unsanitary; walls in unit need painting; hole in wall in kitchen-stove exhaust; kitchen floor has no floor coverings; debris accumulated inside unit; hole in kitchen wall; floor on enclosed porch is sinking-need permit to repair violation; hole in kitchen floor; kitchen ceiling damaged from roof leak; cover for return vent is unclean and unsanitary; wallboard missing from hallway bathroom; hallway bathroom missing floor covering; hole in wall in ½ bathroom in hallway; ½ bathroom missing floor covering; missing wallboard on wall on back enclosed porch; holes in wall on back enclosed porch; rotten roof sheathing from roof leak; need door and door lock for hallway bathroom; need door and door lock for first bedroom; broken window pane in living room; needs working ventilation exhaust fans for ½ bathroom; need new door locks for ½ bathroom; back door window pane is broken out; window pane broken out in first bedroom; window frames on exterior have chipped and peeling paint; exterior wall on back of house has hole; side of exterior wall has chipped and peeling paint; rear fascia boards have rotting wood; rear downspouts are not connected to gutter system and are in disrepair; roof is leaking; exterior wood surfaces, especially side of house fascia boards, have chipped and peeling paint; rear wall exterior has rotting and decaying material; rear deck handrails, guardrails, steps, and floor boards need weather coating; guardrails on rear deck broken and need replacement; rear deck handrails are loose and coming apart; guardrail missing on back porch; need to repair attic steps; fascia boards missing on exterior attached shed on rear of unit.

Sebra Walls, 2689 Highway 158 East, Reidsville, North Carolina, stated her intent to sell the property. She has hired an attorney who is selling the house and she requested a 90-day continuance. A "for sale" sign was placed in the yard last week.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 2-3 against the motion. (Ayes: Outling, Allen. Nays: Sullivan, Sheridan, Moore-Dudley.)

Ms. Sheridan moved to continue the case until the September 10, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted 3-2 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley. Nays: Outling, Allen.)

The Commission requested that the realtor attend the September, 2013 meeting if possible. Members asked Ms. Walls to gather the following information: (1) details of a marketing plan and timeline, (2) evidence that her attorney has a real estate license, (3) determine if the listing is in MLS, (4) provide specifics of the sibling's conveyance, and (5) determine if there is Power of Attorney for Ms. Walls to act on behalf of her siblings.

(38) 906 Haywood Street (TMN 57-5-16) Charles Mathis and Elva L. Autry aka Elva L. Mathis, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Inspector McDougal.**
(INSPECTOR UPHELD)

Counsel Williams stated that this case is coming to the Commission from Chapter 17 and is a nuisance matter. The Commission will be asked (1) to approve a fence around the property, and (2) to pass an order to demolish the property.

Ms. Benton explained that this case began as a Minimum Housing case but the property burned and became a nuisance case. She read the letter served to the owners regarding this matter for purposes of the record that included the three necessary findings of fact as required by Chapter 17.

Ms. Benton stated that if the order to demolish is upheld, there would be a 90-day period before the structure can be torn down. Due to the unsafe condition of the structure, the Commission is being asked permission to erect a fence around the house.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Benton stated that she agreed with these questions.

Ms. Moore-Dudley moved to uphold the Inspector, erect a fence around this property, and to demolish the house at the end of 90 days if the house is not repaired, seconded by Mr. Outling. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

REQUESTS TO RESCIND:

Ms. Moore-Dudley moved that the following property be rescinded, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

(39) 910 Magnolia Street (primary structure) (TMN 25-5-17) Thelma O. Keaton Estate c/o John O'Brien, Owner. In the Matter of Order to Repair, Alter or Improve the Structure.
(RESCINDED)

Ms. Moore-Dudley moved that the following property be rescinded, seconded by Ms. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Outling, Allen. Nays: None.)

(40) 3500 North Church Street (TMN 412-2-31) Charles B. Bell, Sr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **(RESCINDED)**

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Kathleen Sullivan
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd